

2 JUBILEE COTTAGES

WATTLEFIELD. NR18 9JY

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A superbly extended semi-detached house in a delightful rural position.

A11 2.2 Miles | Wymondham 4.4 Miles | Attleborough 5.5 Miles | Diss 12.9 Miles | Norwich 13.9 Miles
(All distances approximate)

The semi-detached property was originally an estate cottage on the Wattlefield Hall Estate and now forms a cleverly extended and versatile home. The front door opens to an entrance hall with stairs to the first floor. The sitting room is to the front with attractive bay window. At the heart of the house is a superb open plan space



















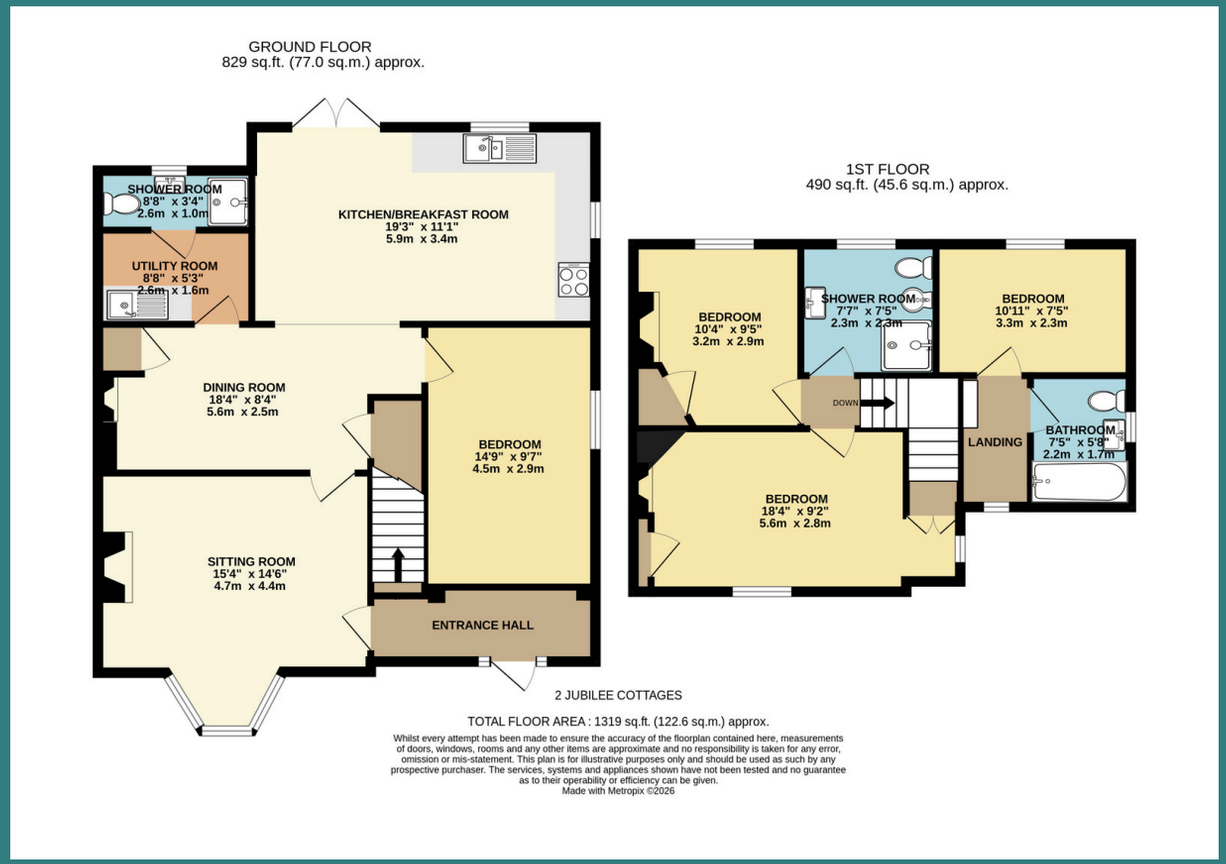
comprising a dining room, with original bread oven, that opens to an impressive vaulted double aspect kitchen/breakfast room. The kitchen is fitted in a comprehensive range of shaker style wall and base units and a central island. French doors open to the garden. There is a useful utility room and ground floor shower room. The vendors have created a ground floor double bedroom to future proof the property but this could be a further reception room. On the first floor are three bedrooms, a bathroom and a spacious shower room.

The neighbouring cottage has a right of way over the front section of the drive to their property. The house has parking for several cars to the front. The gardens are laid principally to lawn and bordering established woodland. There is a patio to the rear of the house for alfresco dining and a further area to the side divided by a fence. In all about 0.61 acre.

Location - A11 2.2 miles, Wymondham 4.4 miles, Attleborough 5.5 miles, Diss 12.9 miles, Norwich 13.9 miles. (All distances approximate)

Services - Mains electricity and water. Oil fired central heating with under floor on the ground floor and radiators on the first floor. Private drainage via septic tank. (Please note none of the services have been tested by Waveney and Broads)

Viewings - Strictly by prior appointment with Waveney and Broads 01603 575779.



Agent's Notes:

1) A condition of sale is the vendors wish to rent the property back for 2 to 3 years post completion at a rent to be agreed.

2) There is an overage clause on the area of garden to the right of the fence, if looking at the front of property, for 20 years should planning permission be obtained for an additional dwelling.

Waveney & Broads
ESTATE AGENTS

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